

**2014-000629****Klamath County, Oregon****01/23/2014 02:31:25 PM****Fee: \$47.00**

After recording return to:

Joanne H. Larsen3113 North AvenueModesto, CA 95358Until a change is requested all tax statements
shall be sent to the following address:Joanne H. Larsen3113 North AvenueModesto, CA 95358Escrow No. MT99618-CTTitle No. 0099618

SPECIAL r.020212

SPECIAL WARRANTY DEED**Hilton Farms, LLC, an Oregon Limited Liability Company,**

Grantor(s) hereby conveys and specially warrants to

Joanne H. Larsen, as to an undivided 75% interest, and Joanne H. Larsen, Trustee of the Exempt Trust for the Benefit of Joanne Larsen created by the John L. Hertle Revocable Trust Dated 11/25/96, as to an undivided 25% interest,Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

Parcels 1, 2 and 3 of Land Partition 75-06 being situated in the N1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 23RD day of JANUARY, 2014

Hilton Farms, LLC, an Oregon Limited Liability Company

BY: [Signature]
Robert C. Mannheim, Manager

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 23, 2014 by Robert C. Mannheim, Manager for Hilton Farms, LLC, an Oregon Limited Liability Company.

[Signature]

(Notary Public for Oregon)

My commission expires 6/17/2016

